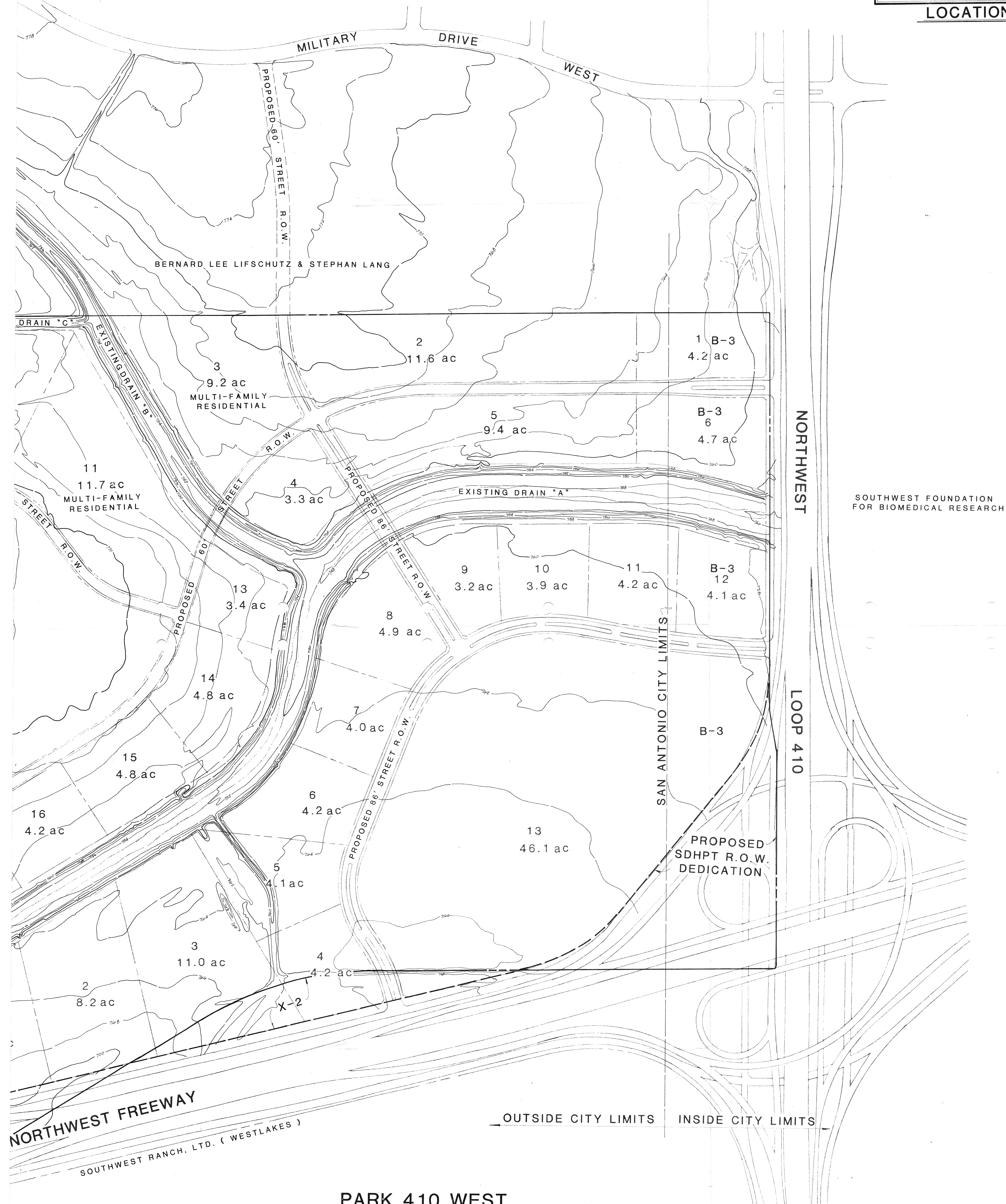


LOCATION MAP



**PARK 410 WEST
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

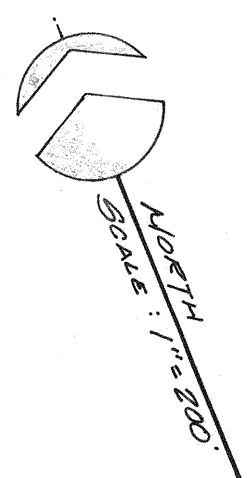
OWNER: GULF MANAGEMENT RESOURCES, INC.

WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO

GAS & ELECTRIC - CITY PUBLIC SERVICE
PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOTED



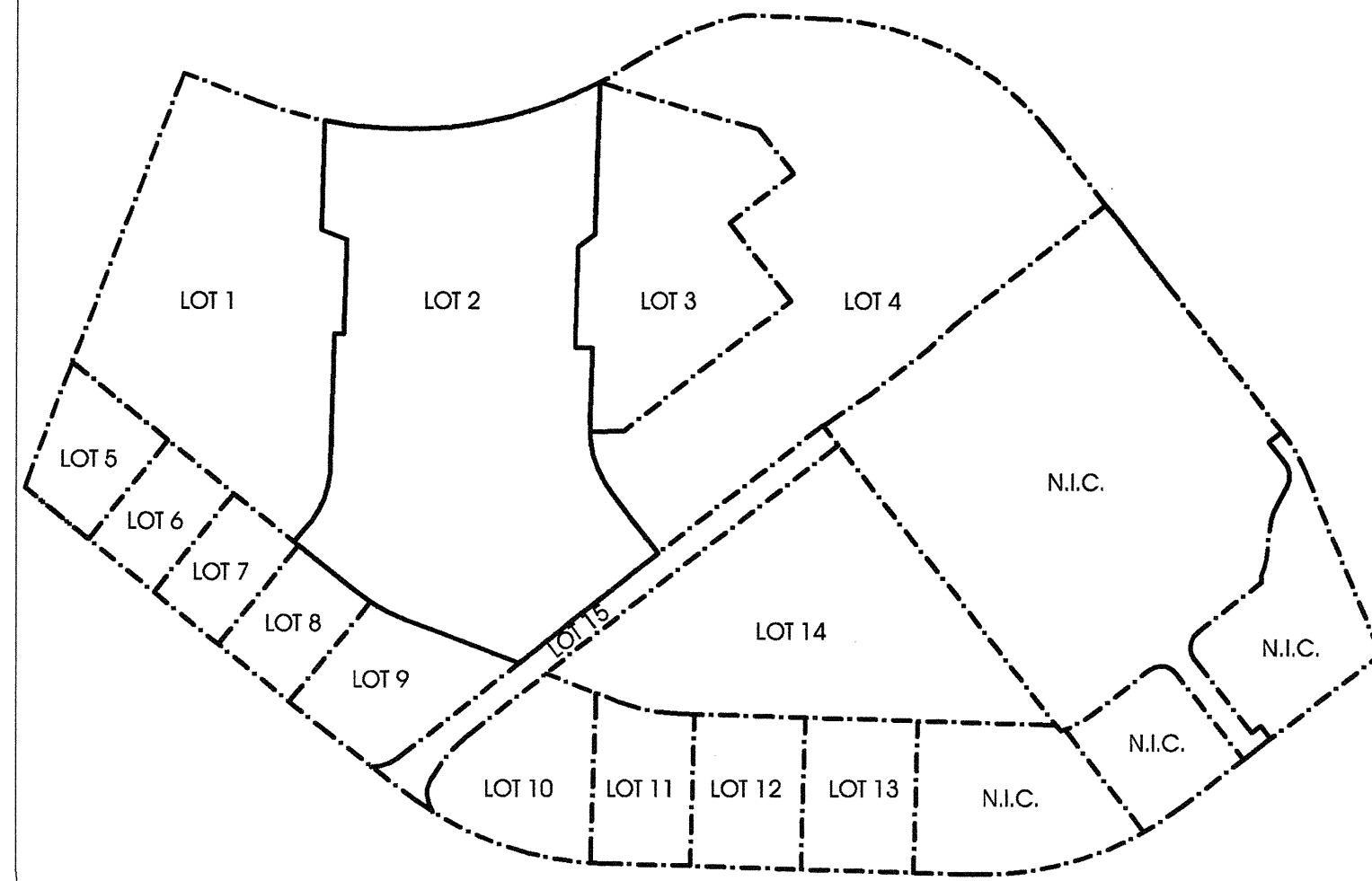
0 100' 200' 400' 800'



107
5/23/85

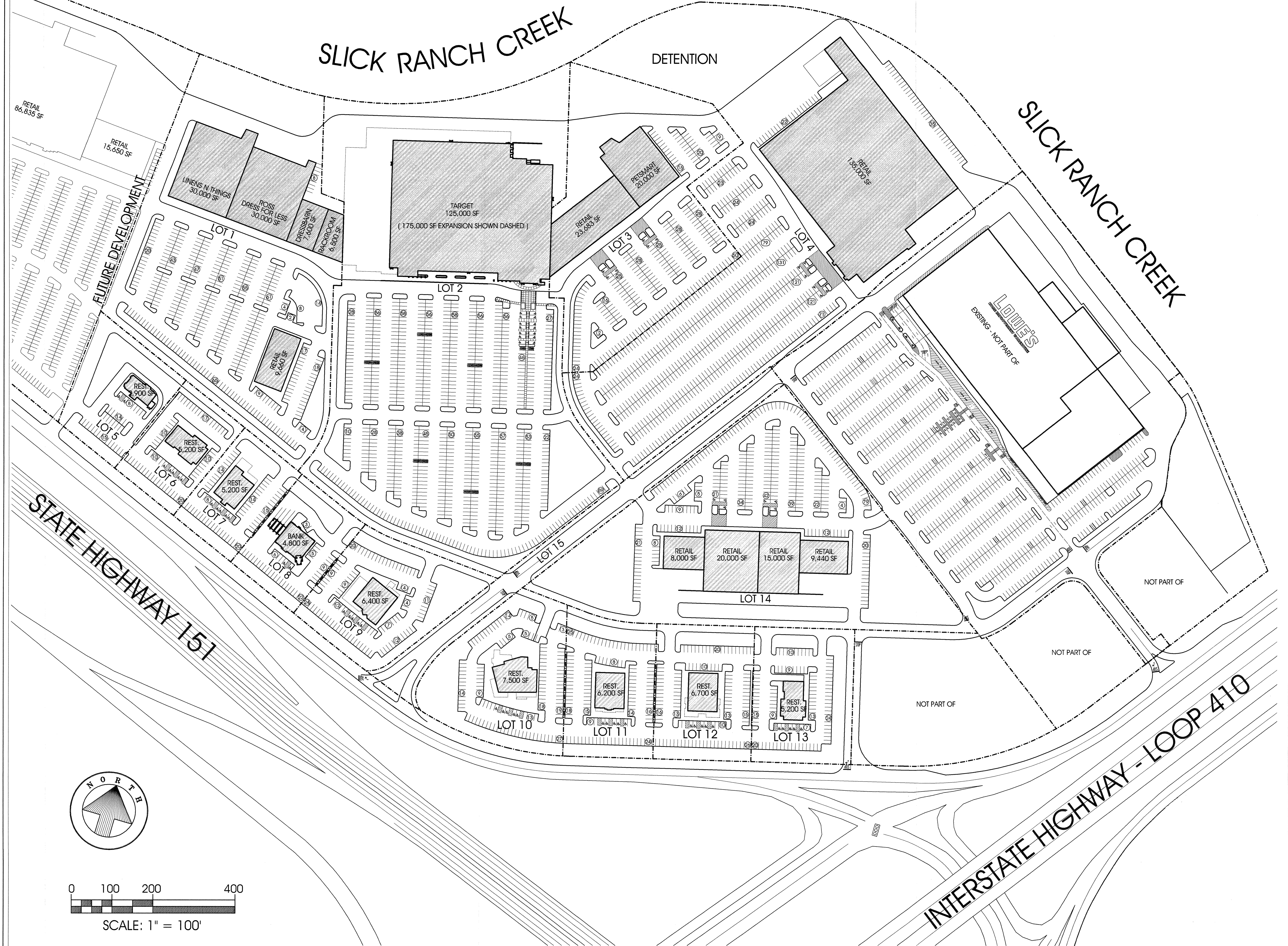
NOTE: OWNER ANTICIPATES THAT AREAS X-1 & X-2 WILL BE EXCHANGED BETWEEN PARK 410 WEST AND WESTLAKES.
NOTE: ZONING NOT APPLICABLE TO PROPERTY OUTSIDE CITY LIMITS.

LOT KEY



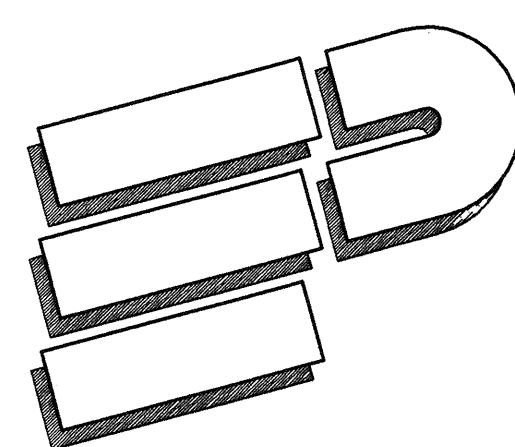
LOT TABULATIONS

LOT 1	
Total Land Area:	383,498 sf / 8.80 Acres
Total Building Area:	83,700 SF
Parking Spaces Required:	418 Spaces
Parking Space Provided:	426 Spaces
LOT 2	
Total Land Area:	655,093 sf / 15.03 Acres
Total Building Area:	175,000 sf
Parking Spaces Required:	875 Spaces
Parking Space Provided:	888 Spaces
LOT 3	
Total Land Area:	235,589 sf / 5.40 Acres
Total Building Area:	44,741 sf
Parking Spaces Required:	224 Spaces
Parking Space Provided:	220 Spaces
LOT 4	
Total Land Area:	595,137 sf / 13.66 Acres
Total Building Area:	135,000 sf
Parking Spaces Required:	675 Spaces
Parking Space Provided:	675 Spaces
LOT 5	
Total Land Area:	61,998 sf / 1.42 Acres
Total Building Area:	2,900 sf
Parking Spaces Required:	29 Spaces
Parking Space Provided:	37 Spaces
LOT 6	
Total Land Area:	51,058 sf / 1.17 Acres
Total Building Area:	5,200 sf
Parking Spaces Required:	52 Spaces
Parking Space Provided:	67 Spaces
LOT 7	
Total Land Area:	49,937 sf / 1.15 Acres
Total Building Area:	5,200 sf
Parking Spaces Required:	52 Spaces
Parking Space Provided:	71 Spaces
LOT 8	
Total Land Area:	55,018 sf / 1.26 Acres
Total Building Area:	4,800 sf
Parking Spaces Required:	16 Spaces
Parking Space Provided:	46 Spaces
LOT 9	
Total Land Area:	92,034 sf / 2.11 Acres
Total Building Area:	6,400 sf
Parking Spaces Required:	64 Spaces
Parking Space Provided:	112 Spaces
LOT 10	
Total Land Area:	105,954 sf / 2.43 Acres
Total Building Area:	7,500 sf
Parking Spaces Required:	75 Spaces
Parking Space Provided:	129 Spaces
LOT 11	
Total Land Area:	75,011 sf / 1.72 Acres
Total Building Area:	5,200 sf
Parking Spaces Required:	62 Spaces
Parking Space Provided:	129 Spaces
LOT 12	
Total Land Area:	79,282 sf / 1.82 Acres
Total Building Area:	6,700 sf
Parking Spaces Required:	67 Spaces
Parking Space Provided:	123 Spaces
LOT 13	
Total Land Area:	80,938 sf / 1.86 Acres
Total Building Area:	5,200 sf
Parking Spaces Required:	52 Spaces
Parking Space Provided:	107 Spaces
LOT 14	
Total Land Area:	347,686 sf / 7.98 Acres
Total Building Area:	52,440 sf
Parking Spaces Required:	262 Spaces
Parking Space Provided:	334 Spaces
LOT 15	
Total Land Area:	71,374 sf / 1.64 Acres
Total Building Area:	None
Parking Spaces Required:	None
Parking Space Provided:	None



0347-Site-08.dwg

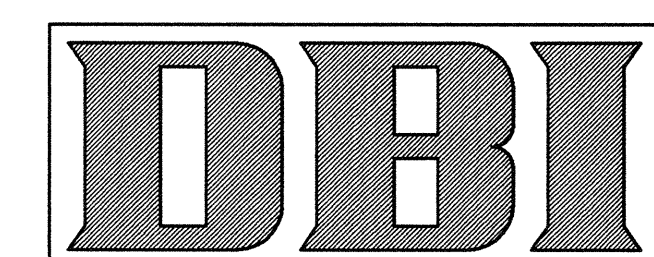
December 8, 2003



ENVIROPLAN
Architects / Planners Dallas, Inc.

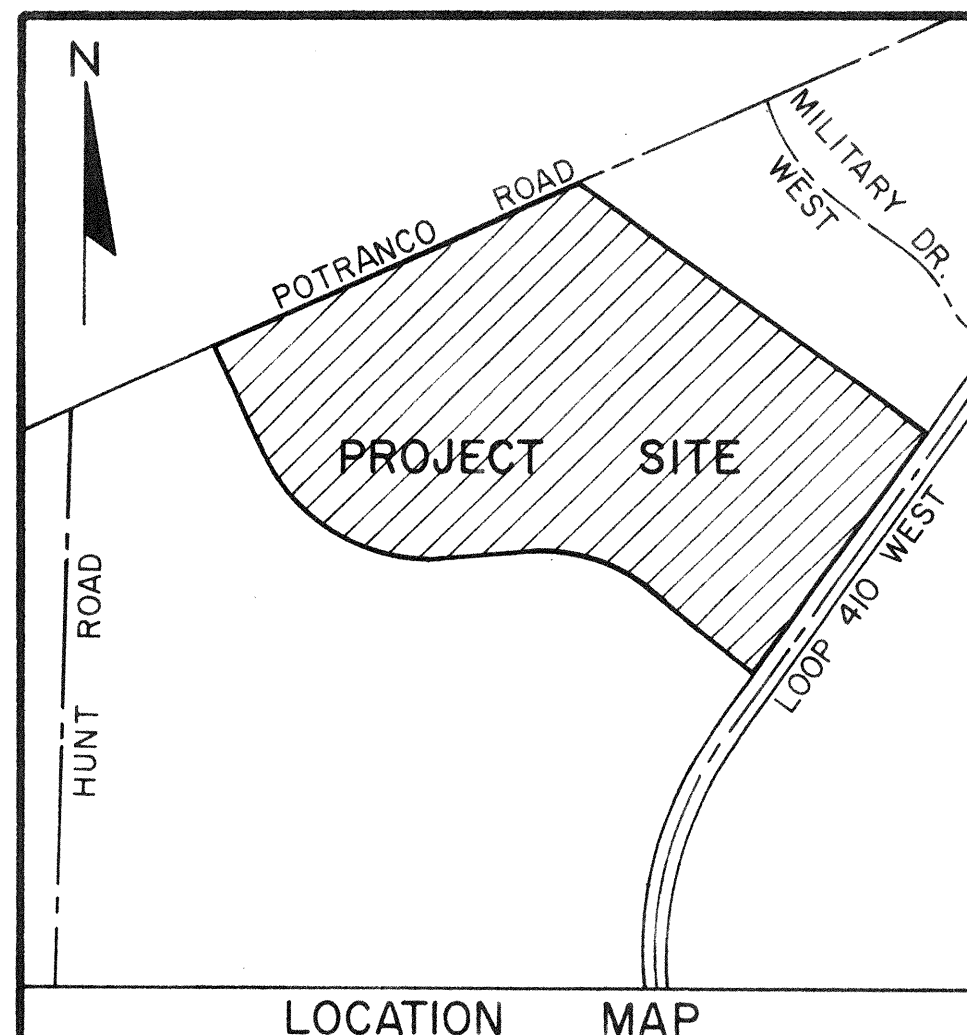
CAMPBELL CENTER-TOWER 1
8350 N. Central Expressway Suite 1250 Dallas, Texas 75206
Phone: 214-692-0851 Fax: 214-739-6849 Email: ep@epdallas.com

Preliminary Site Plan
HWY 151 AND LOOP 410
SAN ANTONIO, TEXAS

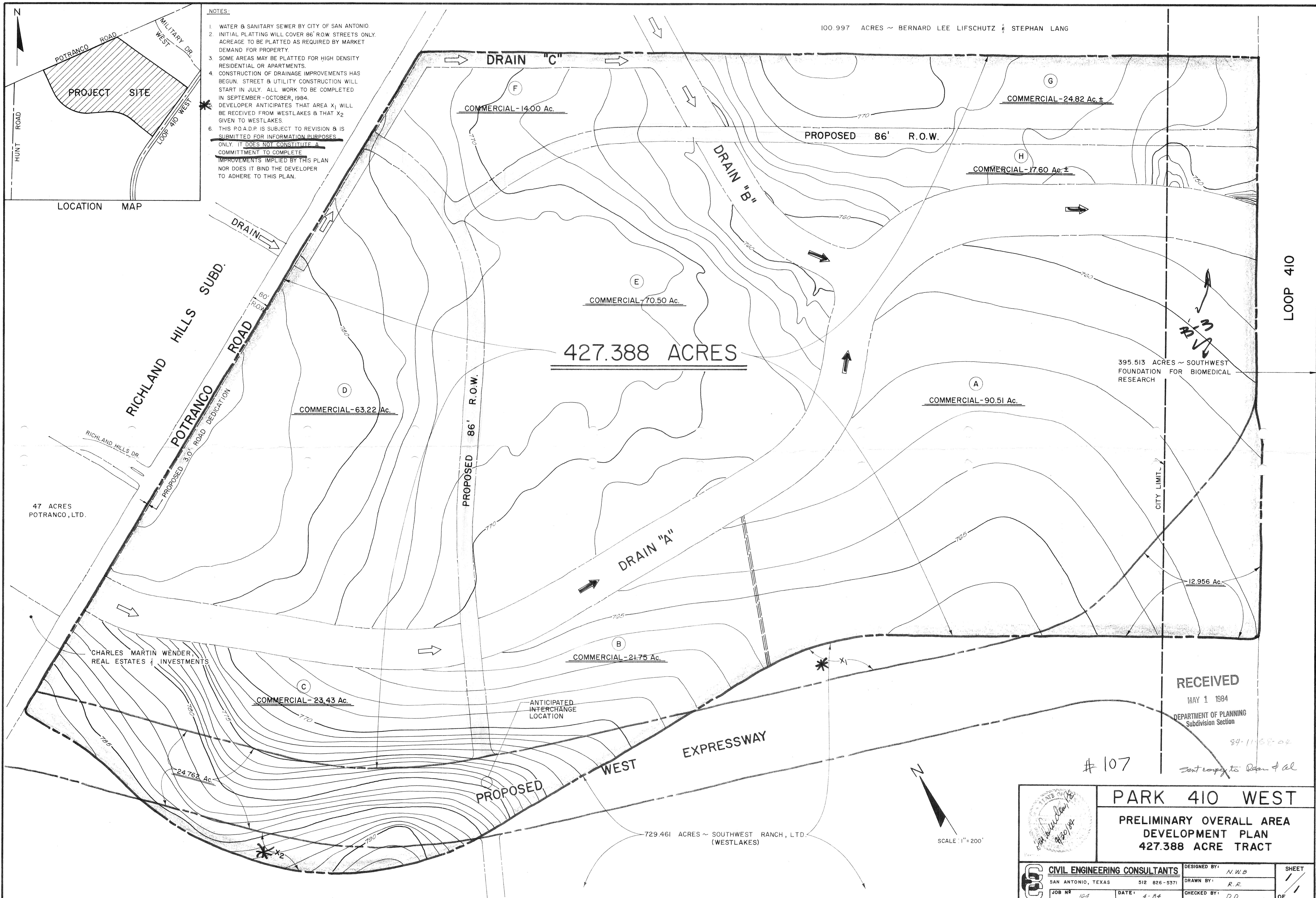


David Berndt Interests, Inc.
Commercial Real Estate and Investments

#107



- NOTES:
1. WATER & SANITARY SEWER BY CITY OF SAN ANTONIO.
 2. INITIAL PLATTING WILL COVER 86' R.O.W. STREETS ONLY. ACREAGE TO BE PLATTED AS REQUIRED BY MARKET DEMAND FOR PROPERTY.
 3. SOME AREAS MAY BE PLATTED FOR HIGH DENSITY RESIDENTIAL OR APARTMENTS.
 4. CONSTRUCTION OF DRAINAGE IMPROVEMENTS HAS BEGUN. STREET & UTILITY CONSTRUCTION WILL START IN JULY. ALL WORK TO BE COMPLETED IN SEPTEMBER-OCTOBER, 1984. DEVELOPER ANTICIPATES THAT AREA X₁ WILL BE RECEIVED FROM WESTLAKES & THAT X₂ GIVEN TO WESTLAKES.
 6. THIS P.O.A.D.P. IS SUBJECT TO REVISION & IS SUBMITTED FOR INFORMATION PURPOSES ONLY. IT DOES NOT CONSTITUTE A COMMITMENT TO COMPLETE IMPROVEMENTS IMPLIED BY THIS PLAN NOR DOES IT BIND THE DEVELOPER TO ADHERE TO THIS PLAN.



395.513 ACRES ~ SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH

RECEIVED

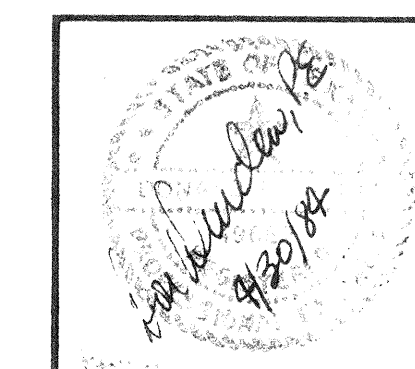
MAY 1 1984

DEPARTMENT OF PLANNING
Subdivision Section

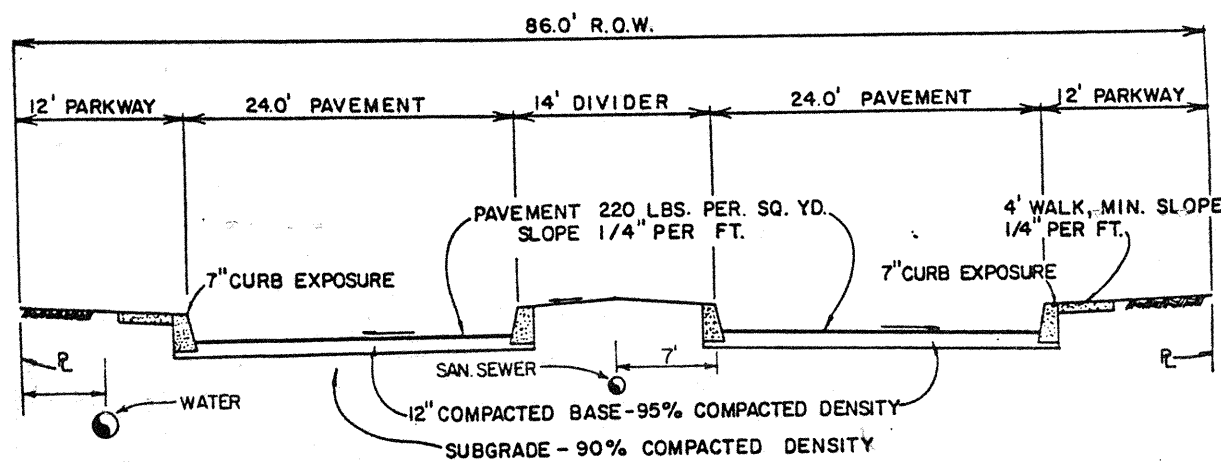
107

Sent copy to Dean & al

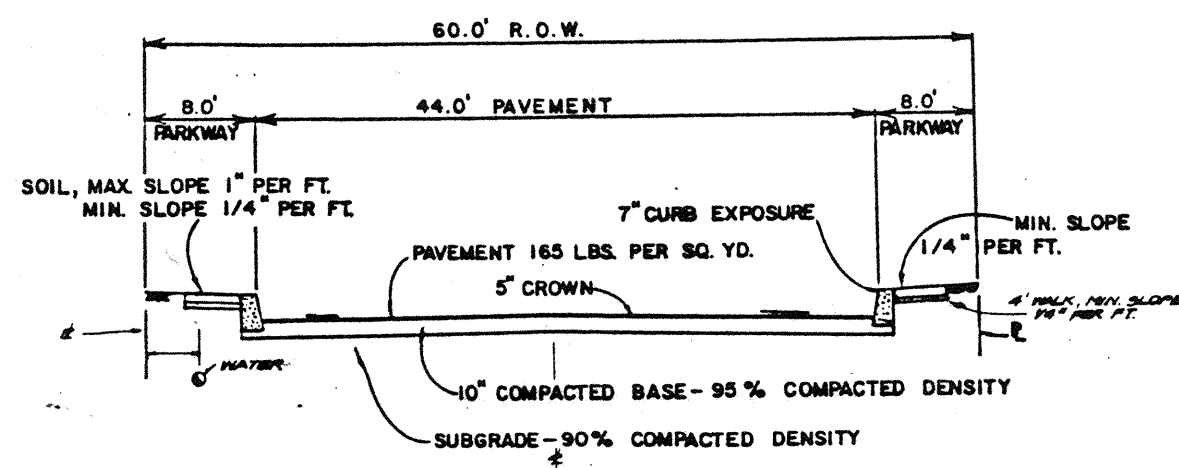
PARK 410 WEST
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
427.388 ACRE TRACT



	CIVIL ENGINEERING CONSULTANTS		DESIGNED BY:	N.W.B.	SHEET 11 OF
	SAN ANTONIO, TEXAS 512 826-5371		DRAWN BY:	R.R.	
	JOB NO. 104		CHECKED BY:	D.D.	
	DATE: 4-84				



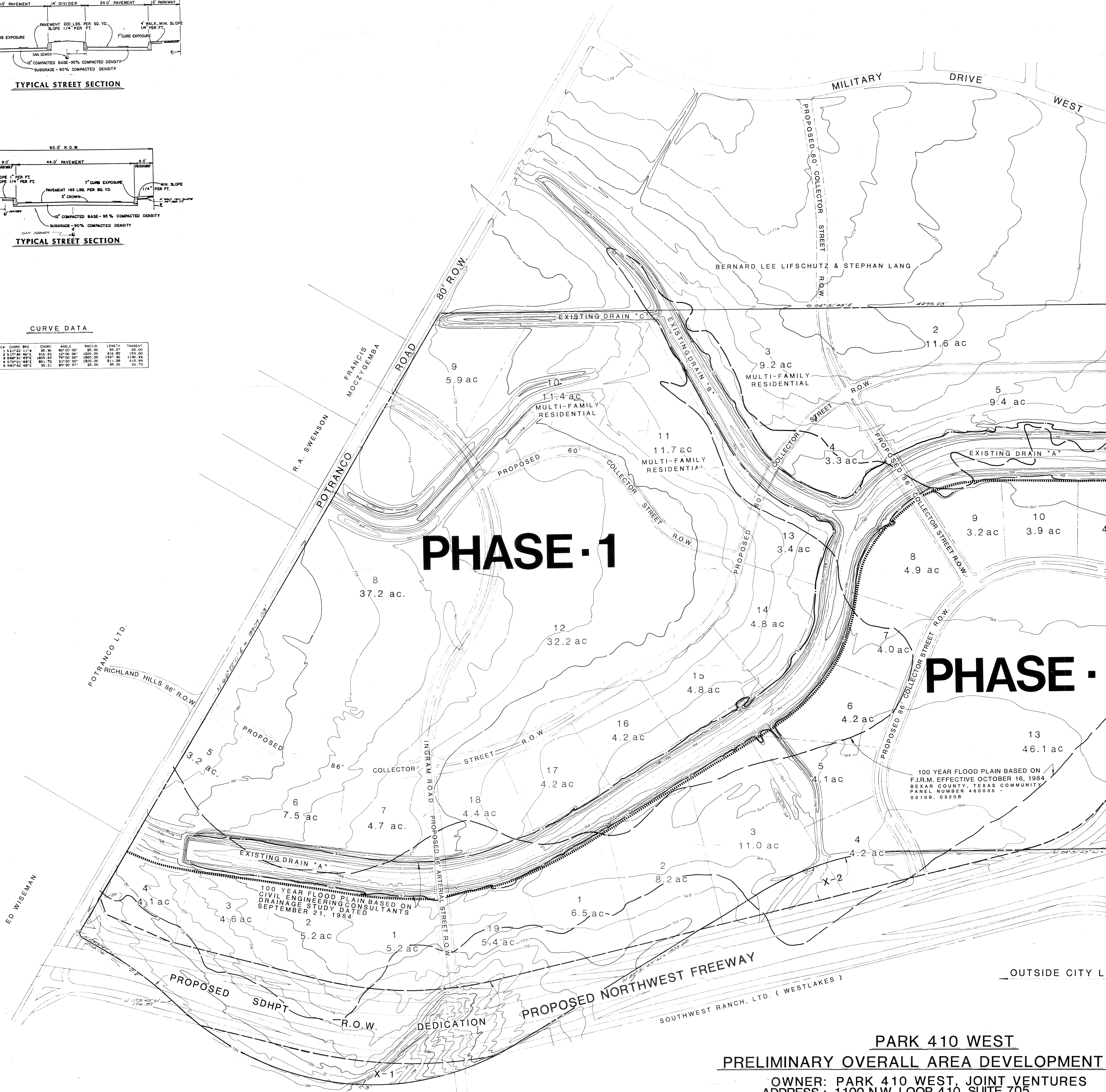
TYPICAL STREET SECTION



TYPICAL STREET SECTION

CURVE DATA

CHORD BEG.	CHORD END	ANGLE	RADIUS	LENGTH	PERCENT
1 51°12'11"	38.35	80°00'00"	25.00	39.27	25.00
2 1°11'34"48"	83.23	80°00'00"	1500.00	83.88	100.00
3 54°48'31"43"	1805.45	74°00'00"	1800.00	197.82	110.33
4 3°09'51"48"	801.72	57°00'00"	1500.00	811.98	63.19
5 140°42'48"	35.21	81°30'57"	25.00	39.06	24.79



PHASE - 1

PHASE - 2

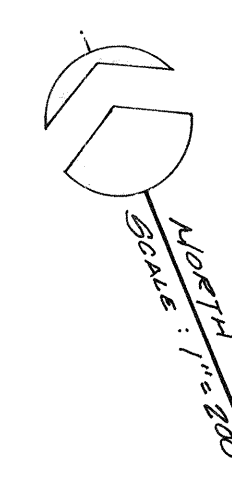
PARK 410 WEST

PRELIMINARY OVERALL AREA DEVELOPMENT

OWNER: PARK 410 WEST, JOINT VENTURES
ADDRESS: 1100 N.W. LOOP 410, SUITE 705
SAN ANTONIO, TEXAS 78213

WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE
PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOT

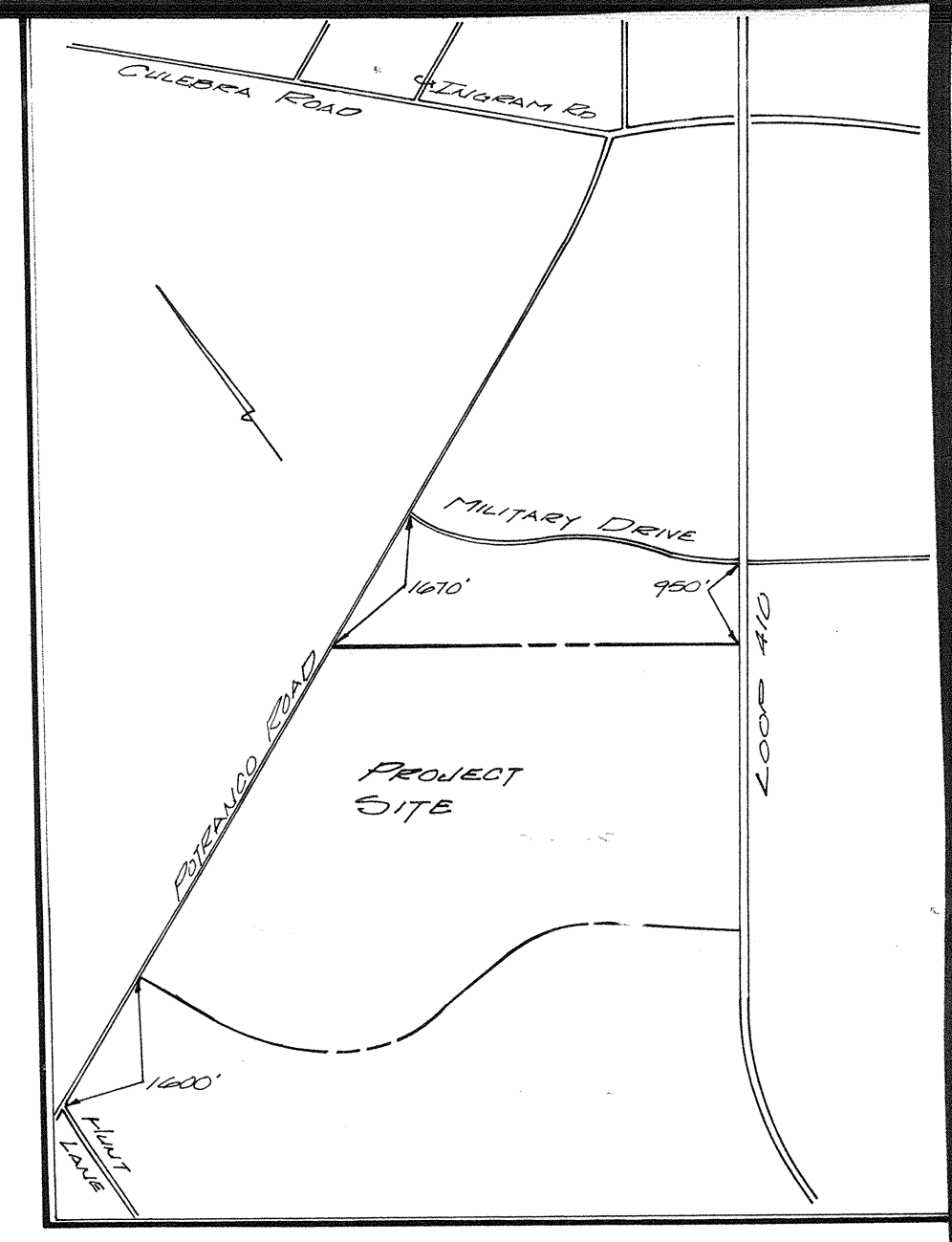
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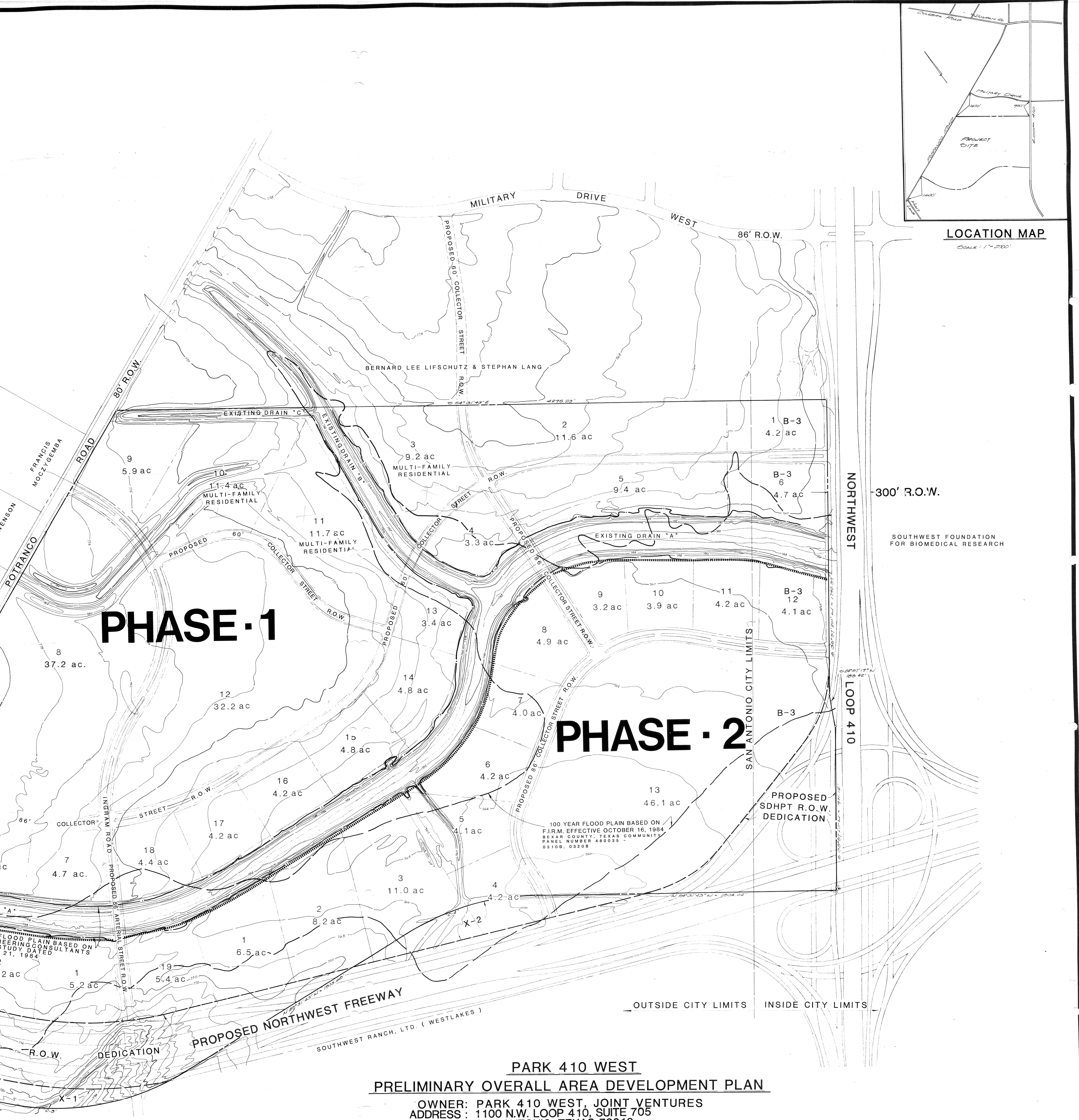
PROPOSED TIME TABLE

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION
1	1986	1987
2	1987	1988

PAPE-DAWSON ENGINEERS



LOCATION MAP
SCALE: 1" = 200'

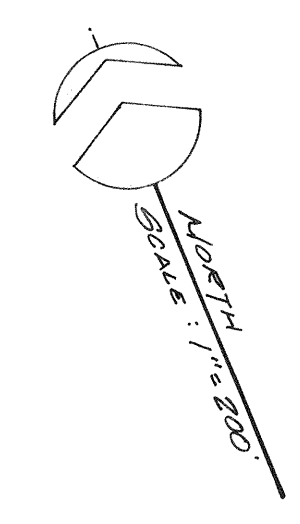
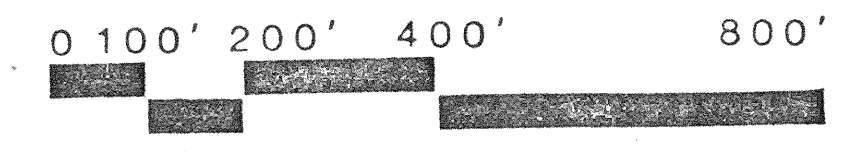


**PARK 410 WEST
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

OWNER: PARK 410 WEST, JOINT VENTURES
ADDRESS: 1100 N.W. LOOP 410, SUITE 705
SAN ANTONIO, TEXAS 78213

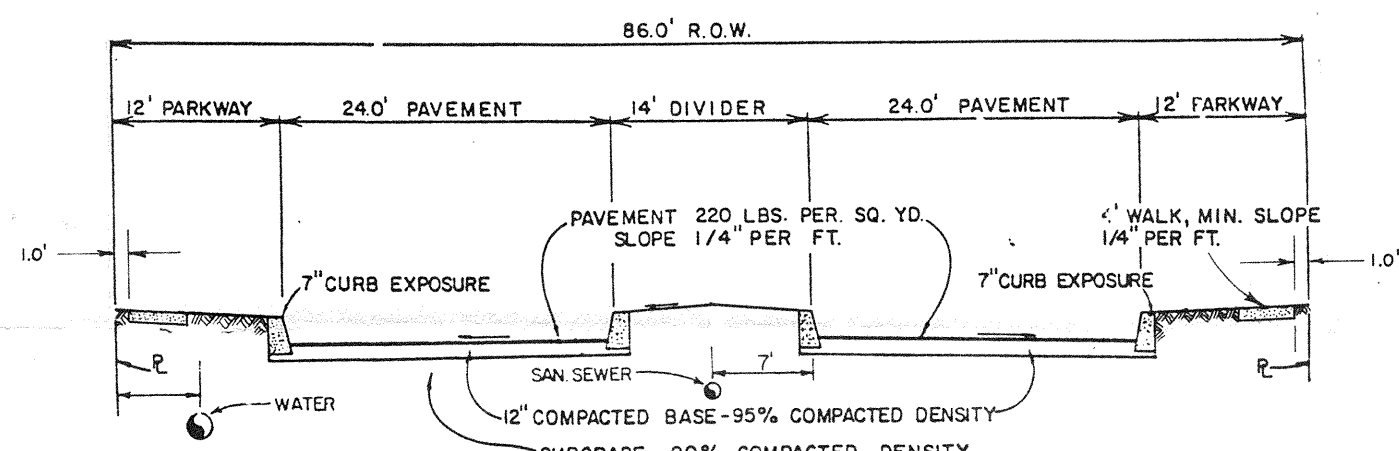


WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE
PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOTED

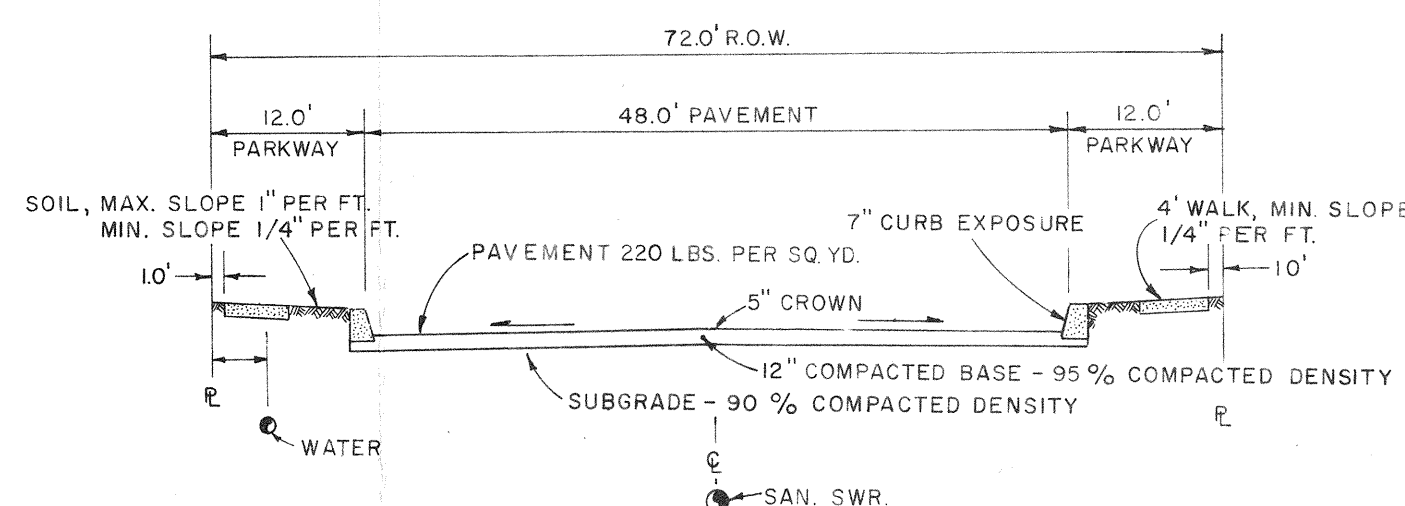


#107

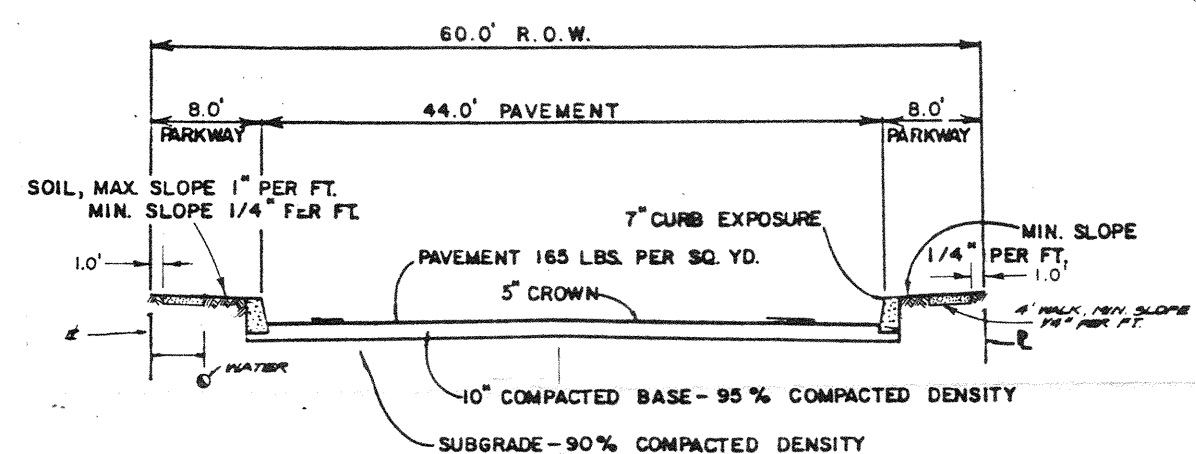
NOTE: A PORTION OF PARK 410 WEST IS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY OF SAN ANTONIO. HOWEVER, THE OWNER PLANS TO REQUEST THAT THE PROPERTY BE REMOVED FROM THE INDUSTRIAL DISTRICT
NOTE: OWNER ANTICIPATES THAT AREAS X-1 & X-2 WILL BE EXCHANGED BETWEEN PARK 410 WEST AND WESTLAKES.
NOTE: ZONING NOT APPLICABLE TO PROPERTY OUTSIDE CITY LIMITS.



TYPICAL STREET SECTION



TYPICAL STREET SECTION



TYPICAL STREET SECTION

CURVE DATA

CHORD	BEG	END	ANGLE	RADIUS	LENGTH	TANGENT
1	621.22	117.9	90.00	607.00	85.00	91.87
2	517.94	44.1	81.21	127.06	150.00	81.82
3	148.31	43.7	48.05	74.00	180.00	137.82
4	570.51	43.1	80.72	317.00	150.00	81.56
5	180.42	48.1	85.21	897.90	57.00	96.06

PHASE - 1

PHASE - 2

PHASE - 3

100 YEAR FLOOD PLAIN BASED ON
F.I.R.M. EFFECTIVE OCTOBER 16, 1984
BEXAR COUNTY, TEXAS COMMUNITY
PANEL NUMBER 480035
03108, 03208

86' TO 100'
R.O.W.
TRANSITION

OUTSIDE CITY LIM

PROPOSED TIME TABLE

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION
1	1986	1987
2	1987	1988
3	1987	1988

PARK 410 WEST
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

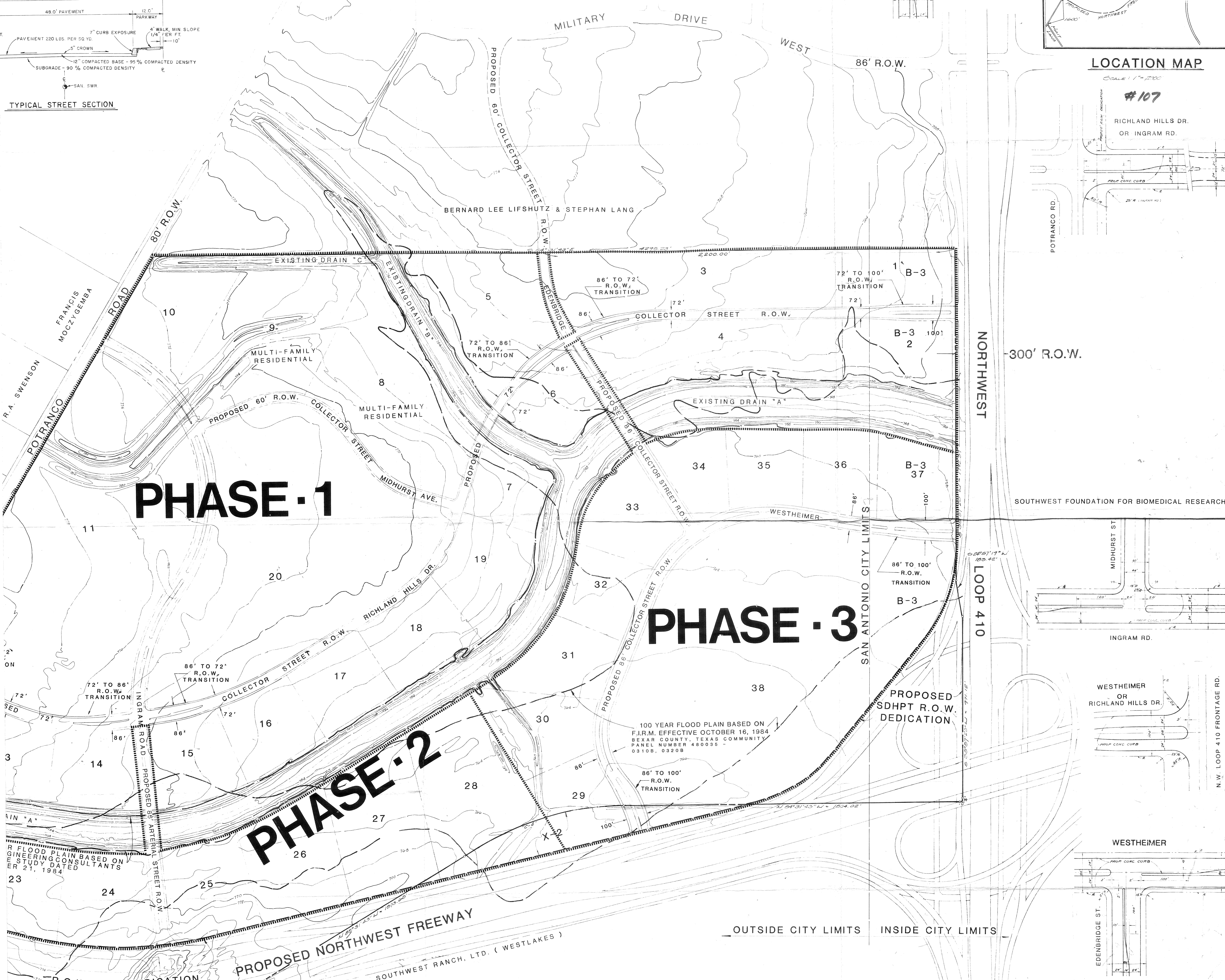
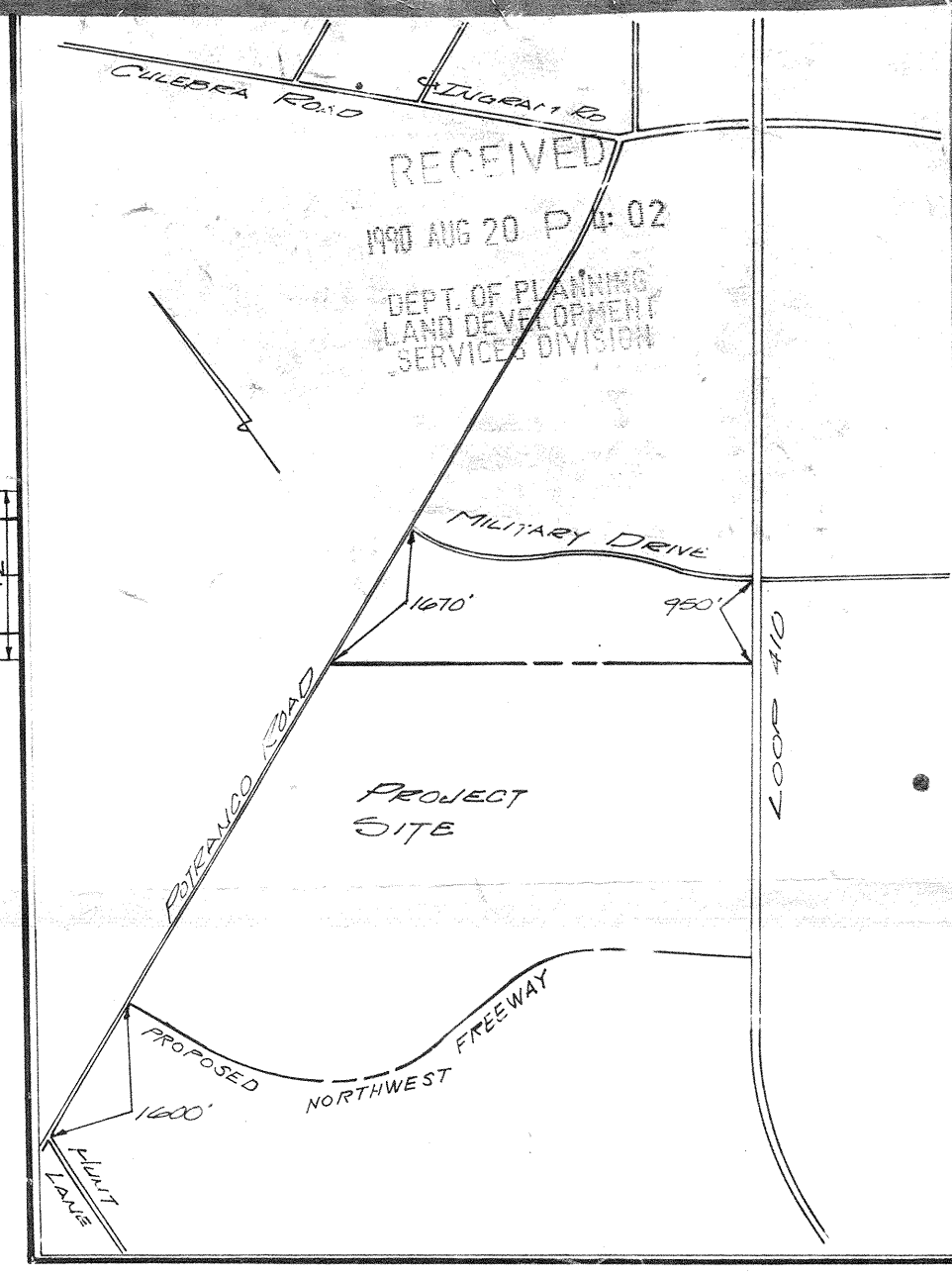
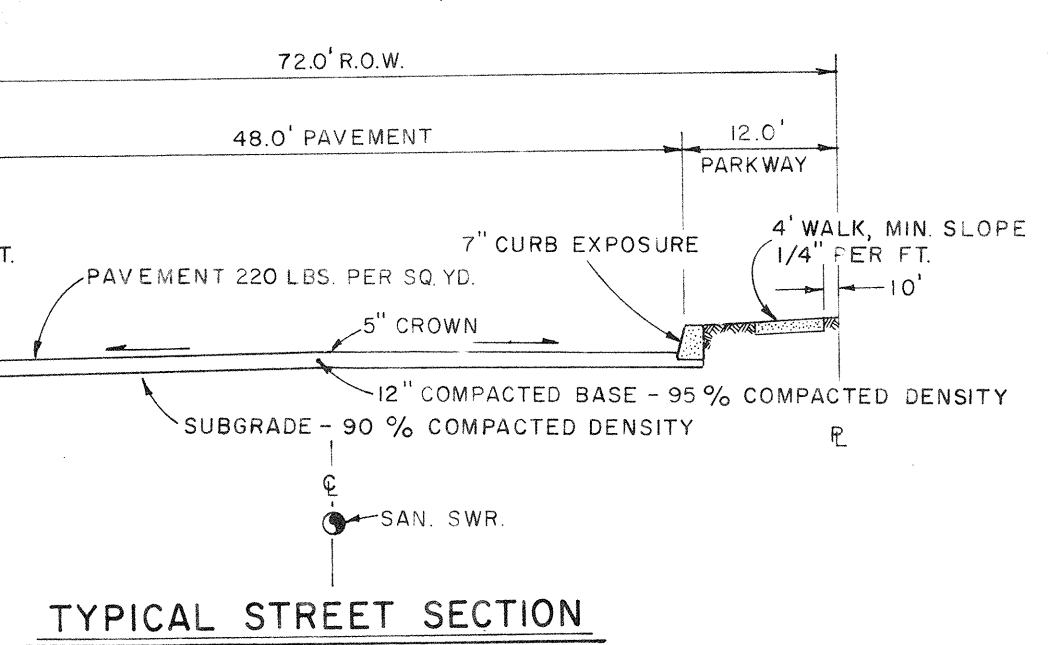
OWNER: PARK 410 WEST JOINT VENTURE
ADDRESS: 1100 N.W. LOOP 410, SUITE 705
SAN ANTONIO, TEXAS 78213

WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE
PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOTED

0 100' 200' 400' 800'

NOTE: REVISED OCTOBER 7, 1985

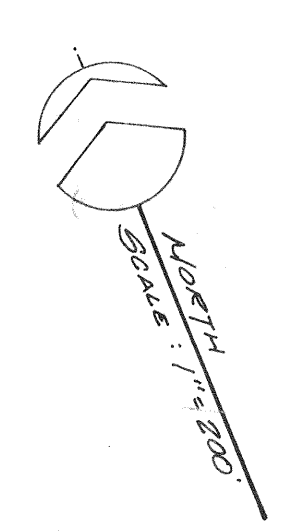
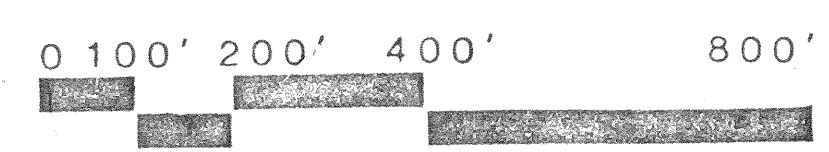
ACCEPTED BY CITY PLANNING DEPT. JUNE 14, 1985



PARK 410 WEST PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

OWNER: PARK 410 WEST JOINT VENTURE
ADDRESS: 1100 N.W. LOOP 410, SUITE 705
SAN ANTONIO, TEXAS 78213

WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE
PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOTED



NOTE: REVISED OCTOBER 7, 1985

ACCEPTED BY CITY PLANNING DEPT. JUNE 14, 1985

#107

NOTE: A PORTION OF PARK 410 WEST IS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY OF SAN ANTONIO. HOWEVER, THE OWNER PLANS TO REQUEST THAT THE PROPERTY BE REMOVED FROM THE INDUSTRIAL DISTRICT.

NOTE: OWNER ANTICIPATES THAT AREAS X-1 & X-2 WILL BE EXCHANGED BETWEEN PARK 410 WEST AND WESTLAKES.

NOTE: ZONING NOT APPLICABLE TO PROPERTY OUTSIDE CITY LIMITS.



**PARK 410 WEST
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

OWNER: GULF MANAGEMENT RESOURCES, INC.

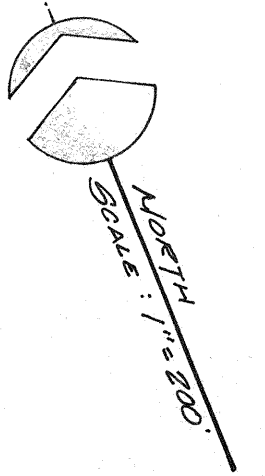
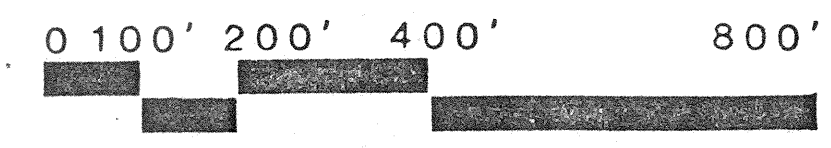
WATER SUPPLY - CITY WATER BOARD

SEWER DISPOSAL - CITY OF SAN ANTONIO

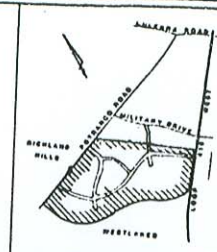
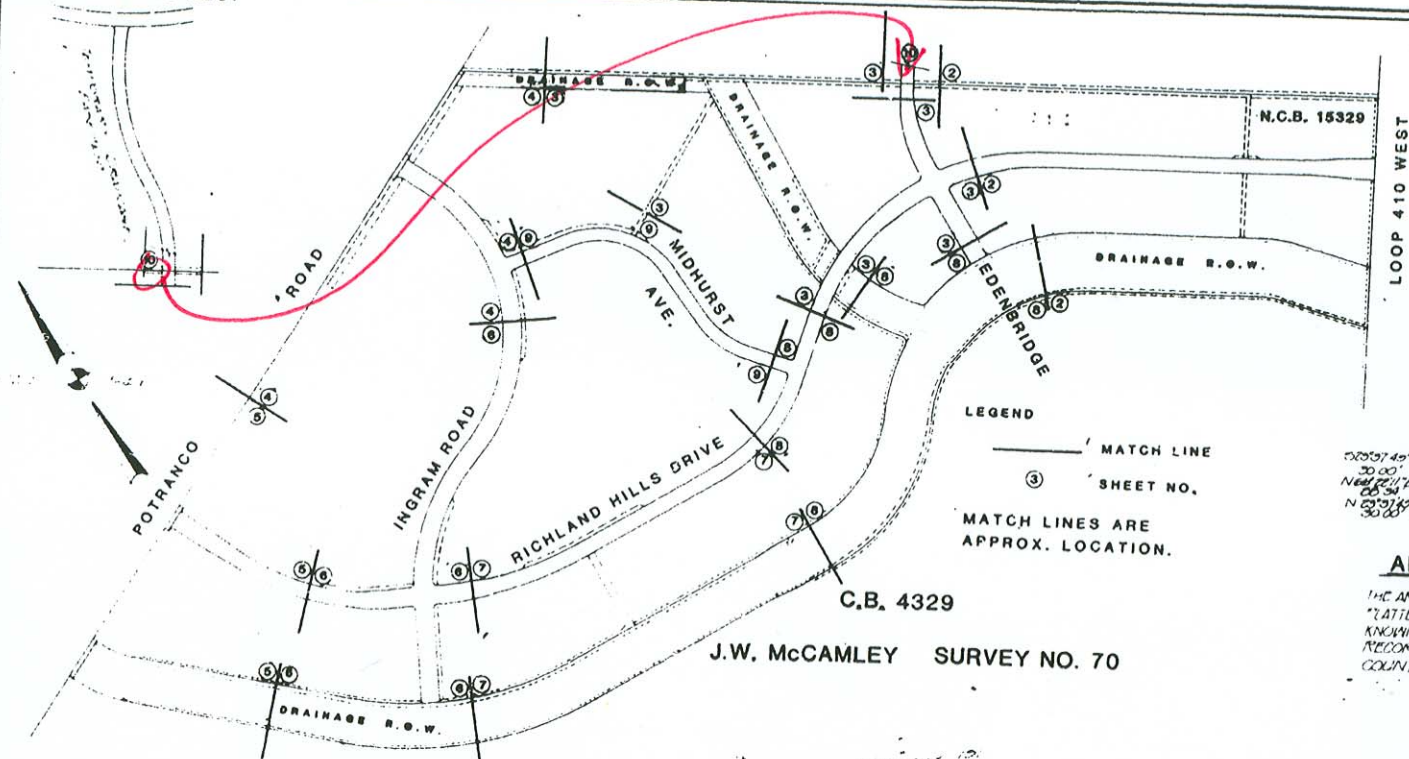
GAS & ELECTRIC - CITY PUBLIC SERVICE

PROPOSED USE - COMMERCIAL UNLESS OTHERWISE NOTED

PAPE-DAWSON ENGINEERS

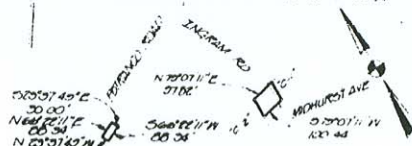


MILITARY DRIVE WEST



LOCATION MAP

CURVE DATA
 ONE DAY ONE BEND RADIUS LENGTH TAN
 1000.00 1000.00 1000.00 1000.00
 1000.00 1000.00 1000.00 1000.00



LEGEND
 — MATCH LINE
 ③ SHEET NO.
 MATCH LINES ARE APPROX. LOCATION.

AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY
 PLATTED AS A DRAINAGE EASEMENT ON A PLAT
 KNOWN AS RICHLAND HILLS UNIT 1 WHICH IS
 RECORDED IN VOLUME 9000, PAGE 113 DEXAR
 COUNTY PLAT AND DEED RECORDS

INDEX MAP

REPLAT AND
 SUBDIVISION PLAT
 OF
PARK 410 WEST UNIT 1

BEING 74.65 ACRES OF LAND OUT OF THE J.W. McCAMLEY
 SURVEY NO. 70, ABSTRACT 470, C.B. 4329, DEXAR
 COUNTY, TEXAS AND N.C.B. 15329, SAN ANTONIO,
 DEXAR COUNTY, TEXAS, BEING OUT OF A 420.000
 ACRE TRACT DESCRIBED IN DEED RECORDS IN VOL.
 2493, PAGE 40 OF THE DEED AND PLAT RECORDS
 OF DEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
 THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE
 BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE
 SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN
 GRANTED BY THE PLANNING COMMISSION OF THE CITY

Donald G. Orly
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF JULY, A.D. 1986

Richard Olivarez
 RICHARD OLIVAREZ NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY
 AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS,
 ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES
 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

J.T. Simpson
 OWNER PARK 410 WEST JOINT VENTURE,
 J.T. SIMPSON, CHAIRMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 J.T. SIMPSON, KNOWN TO ME TO BE THE PERSON WHOSE
 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
 ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF JULY, A.D. 1986

Richard Olivarez
 RICHARD OLIVAREZ NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
 AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE
 GROUND

Donald G. Orly
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF JULY, A.D. 1986

Richard Olivarez
 RICHARD OLIVAREZ NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
 19 DAY OF JULY, A.D. 1987, AT 1:18 P.M. AND DULY RECORDED
 THE 13 DAY OF JULY, A.D. 1987, IN THE RECORDS OF
 BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9517 ON PAGE 9

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
 DAY OF JULY, 1987

VOL. 9517

9



1-11-85
 met with Jim Overly & Michael
 Burch to discuss this proposal
 which may replace Park 410
 plan submitted by Ron Durda

ILLUSTRATIVE PLAN

PARK 410 WEST

SAN ANTONIO, TEXAS

GULF MANAGEMENT RESOURCES, INC.
 THE SWA GROUP

DEVELOPER
 LANDSCAPE ARCHITECTS

0 100' 200' 400' 800'

FILE NO. **84-11-58-04**

(To be assigned by the Planning Dept.)

Pack 410 WEST

P.O. BOX 100

NAME OF DEVELOPER/SUPPLIER **DON DURDAN OR NOEL BILLINGS** ADDRESS **1747 CITADELL PLAZA, SUITE 100** PHONE NO. **826-5371**
CIVIL ENGINEERING NAME OF CONSULTANT **1747 CITADELL PLAZA, SUITE 100** ADDRESS **73205** PHONE NO. **826-5371**

GENERAL LOCATION OF SITE **ALONG THE S.E. ^{P.O.W. LINE OF} POTRANCO RD. ^{S.E.} EAST OF RICHLAND HILLS DR.**

EXISTING ZONING (If Applicable) **O.C.C. & A PORTION IS ZONED B-3**

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board

☐ Single Family

☒ City of San Antonio

☐ Other District

☐ Duplex

☐ Other System

☐ Water Walls

☒ Multi-Family

☐ Septic Tank(s)

☒ Business

☐ Industrial

DATE FILED **MAY 1, 1984**

REVISIONS CHECK

DUE DATE OF RESPONSE **MAY 29, 1984**

(If applicable)

(within 20 working days of receipt)

DATE OF RESPONSE

(within 15 working days of receipt)

(Date of expiration of plan, if no plans are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP as an overview of the developer's proposed land use, shall include, at least the following information:

- ☒ (a) perimeter property lines; **clarify limit of property**
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type; **4 ACRES**
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation system (sidewalks, lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing; **construction time tables**
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon or may decisions within the proposed FOADP.

4-23-84
Spoke to Noel Billings and requested the above info.
advised him process would not begin until all requested info is submitted

Sent ad a copy for info purposes

4-23-84

also talk to Don Durdan 4-29-84 regarding needed info



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

October 23, 1985

Pape-Dawson Engineering Co.
Attn: Dennis Hoyt
9310 Broadway
San Antonio, Texas 78217

Re: Park 410 West POADP
File: 84-11-58-04
Revised: 10/10/85

Dear Mr. Hoyt:

Please find attached a copy of Park 410 West Plan which has been reviewed and accepted by the POADP committee.

This action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos in our Subdivisions Section at 299-7900.

Sincerely,

A handwritten signature in cursive script, reading "Michael C. O'Neal".

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sh

Attachment



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 17, 1985

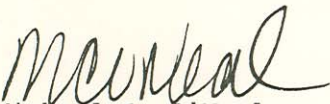
Applicant: Pape & Dawson Eng. Co.
Attn: Denis Hoyt
Address: 9310 Broadway
San Antonio, Texas 78217

Re: Park 410 West ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 84-11-58-04

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) is in general compliance with the Subdivision Regulations
- () lacks compliance with the Subdivision Regulations regarding:
 - () Street layout
 - () Relation to adjoining street system
 - () Stub streets
 - () Street jogs or intersections
 - () Dead-end streets
 - () Cul-de-sac streets in excess of 500'
 - () Low density lots fronting onto major thoroughfares
 - () 24' alley(s)
 - () _____
 - () _____
 - () _____
- () See annotations/comments on attached copy of your plan.
- (X) Comments: Potranco Road is a state maintained facility
which requires 120' of R.O.W. Dedication along said
thoroughfare will be required upon platting.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Planning Administrator
Dept. of Planning

sm



CITY OF SAN ANTONIO

P. O. BOX 9006
SAN ANTONIO, TEXAS 78295

Date: May 9, 1984

Applicant: Civil Engineering
Mr. Don Durdan
Address: 1747 Citadel Plaza, Suite 100
San Antonio, Texas 78209

Re: Park 410 West ☐ Preliminary Plan
File #: 84-11-58-04 ☒ P.O.A.D.P.

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) meets the P.O.A.D.P. requirements
() does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

() 36-20D(a)	() 36-20D(e)	() 36-20D(i)
() 36-20D(b)	() 36-20D(f)	() 36-20D(j)
() 36-20D(c)	() 36-20D(g)	() 36-20D(k)
() 36-20D(d)	() 36-20D(h)	() _____

- (X) is in general compliance with the Subdivision Regulations
() lacks compliance with the Subdivision Regulations regarding:

() Street layout	() Low density lots
() Relation to adjoining street system	fronting onto major thoroughfares
() Stub streets	() 24' alley(s)
() Street jogs or intersections	() _____
() Dead-end streets	_____
() Cul-de-sac streets in excess of 500'	_____

- () See annotations/comments on attached copy of your plan.

(X) Comments: Staff concurs with the planned design. However, it is recommended that any potential change in location of the north-south 86' facility be coordinated with the property owner to the south. (Southwest Ranch L.T.D.)

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Rebecca Quintanilla

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 DEC -4 PM 3:07

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Park 410 Development, POADP - Addendum Level 3 T.I.A.

Date: October 4, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Park 410 Development, POADP (90 acres multi-use). The analysis is in compliance with the TIA Ordinance 91700.

The Park 410 Development is located in the northwest quadrant of the interchange of Loop 410 and State Highway 151 in West San Antonio. The proposed multi-use 676,000 square feet development will be completed in three phases. Phase I, consisting of 127,000 square feet will open October 2001, Phase II, consisting of 119,000 square feet will open in late 2003. The final phase, consisting of approximately 430,000 square feet is expected to open in late 2004. The Level 3 TIA (October 2000) submitted by Pape-Dawson Engineers Inc. indicates that this development is anticipated to generate 36,000 Average Daily Trips (ADT). TIA Reviews has received an addendum to the original Level 3 TIA (October 2000). This TIA addendum (September 2001) has been prepared to address roadway network changes and update the Level 3 TIA (October 2000).

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Park 410 Development (Phase III – 2004), at no cost to the City of San Antonio:

- Construct right-turn deceleration lanes for four project driveways submitted in a permit package to TxDOT on September 12, 2001.
- Two driveways shall have a channelized curbed island with 75 feet and 50 feet curb radius. The other two driveways shall have 75 feet and 30 feet curbed radius. Appropriate TxDOT personnel shall approve channelized curbed island details and geometrics for all driveways.
- All driveways shall have adequate storage length as shown in the Park 410 TIA Addendum.
- All site driveways shall provide the proper clear site distance.
- The bridge over Slick Ranch Creek, which provides additional access to Richland Hills, is required and must be in place prior to completion of Phase III (2004).

- Construct an additional lane within the weaving area if the bridge over Slick Ranch Creek is not constructed.
- Appropriate TxDOT personnel has determined all driveway locations. The location for each driveway was established with the current TxDOT Roadway Design Manual and TxDOT's estimated future ramp location for US 151. TxDOT retains the right to close or relocate any driveway that creates a future traffic operational or safety problem.

The additional direct access point connecting the proposed site with Richland Hills is significant. In the TIA addendum the additional access point will manage approximately 3650 ADT's in the AM and 6480 ADT's in the PM. The existing North Frontage Road adjacent to the proposed development has approximately 10,000 to 20,000 ADT's, therefore, the additional access connecting to Richland Hills will help alleviate traffic on the existing North Frontage Road. Also, the additional access point will help relieve driveways Level of Service (LOS). With additional relief of project driveways there is the potential to reduce the weaving problem that will be generated with the proposed development.

Approved by:



Robert W. Opitz, P.E.
Chief Engineer, Development
Services Engineering Division

RWO/RLD
ID 2001TIA0722



Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

CITY OF SAN ANTONIO
Public Works Department

June 28, 2009

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Park 410 Development, POADP

Level 3 T.I.A.

Date: September 24, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Park 410 Development, POADP (90 acres multi-use). The analysis is in compliance with the TIA Ordinance 91700.

The Park 410 Development is located in the northwest quadrant of the interchange of Loop 410 and State Highway 151 in West San Antonio. The proposed multi-use 676,000 square feet development will be completed in three phases. Phase I, consisting of 127,000 square feet will open October 2001, Phase II, consisting of 119,000 square feet will open in late 2003. The final phase, consisting of approximately 430,000 square feet is expected to open in late 2004. The Level 3 TIA (October 2000) submitted by Pape-Dawson Engineers Inc. indicates that this development is anticipated to generate 36,000 Average Daily Trips (ADT). TIA Reviews has received an addendum to the original Level 3 TIA (October 2000). This TIA addendum (September 2001) has been prepared to address roadway network changes and update the Level 3 TIA (October 2000).

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Park 410 Development, at no cost to the City of San Antonio:

- Construct right-turn deceleration lanes and right-turn acceleration lanes for all project driveway.
- Construct channelized curbed islands in the center of each project driveway to guide motorist making right-turns in and out of project site. Detail of channelized curbed island shall be approved by both Traffic Engineering and TIA Reviews.
- Construct project driveways a minimum of 30 feet wide with a minimum of 300 feet of on-site driveway storage, and minimum curb radii of 75 feet.
- All site driveways shall provide the proper clear site distance.
- Construct Eden Bridge across Slick Ranch Creek to provide additional access to Richland Hills.
- Construct an additional lane within the weaving area section or an alternative access location, as discussed above.

- All driveways will have to be located in areas to allow adequate spacing between the exit ramps and the downstream driveways.

The additional direct access point connecting the proposed site with Richland Hills is significant. In the TIA addendum the additional access point will manage approximately 3650 ADT's in the AM and 6480 ADT's in the PM. The existing North Frontage Road adjacent to the proposed development has approximately 10,000 to 20,000 ADT's, therefore, the additional access connecting to Richland Hills will help alleviate traffic on the existing North Frontage Road. Also, the additional access point will help relieve driveways Level of Service (LOS). With additional relief of project driveways there is the potential to reduce the weaving problem that will be generated with the proposed development.

Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:

Robert W. Opitz, P.E.
Chief Engineer, Development
Services Engineering Division

RWO/RLD
ID 2001TIA0722



CIVIL ENGINEERING CONSULTANTS

9901 BROADWAY - SUITE 114 • SAN ANTONIO, TEXAS 78217

PHONE: (512) 826-5371

March 15, 1988

Mr. Michael C. O'Neal
City of San Antonio
Department of Planning
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. O'Neal:

Please delete the following Preliminary Overall Area Development Plans from your files.

	POADP NO.	NAME OF POADP	RECEIVED
1.	154	Regent's Row	2/85
2.	155	Bulverde Road Business Park	2/85
3.	234	Salado Springs	6/86
4.	53	Starview	8/83
5.	107	Park 410 West	5/84

These Preliminary Overall Area Development Plans have been placed by the developer "On Hold Indefinitely" status with no plans for future development.

Thank you for bringing this matter to our attention.

Sincerely,

CIVIL ENGINEERING CONSULTANTS,,

Rhonda B.W. Solberg
Rhonda B.W. Solberg
Job Coordinator

RBWS:clk

(2487)

RECEIVED
1988 MAR 17 PM 3:37
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION



October 23, 2001

City of San Antonio
Planning Department
Attn: Michael O. Herrera
114 W. Commerce, 3rd Floor
San Antonio, TX 78206

FILED

Re: POADP No. 107 – Park 410 West
Proposed Platting of Future Pad Site
NW Loop 410 and SH 151 - San Antonio, Texas

Dear Mr. Herrera:

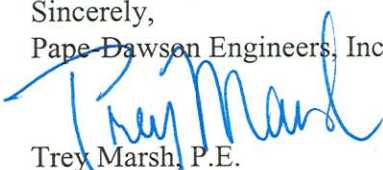
Thank you for taking time to meet with me on October 22, 2001 to discuss the proposed platting of an outparcel within the limits of the referenced POADP. This letter will document my understanding of what actions would require an amendment to the POADP. My understanding is as follows:

- 1.) If a Vested Rights Permit Number is sought for the property, a POADP amendment will be required. If a VRP number is not sought for the property, then the POADP will not require amendment.
- 2.) A POADP amendment will not be a condition of platting. The property can be platted without amending the POADP.
- 3.) In accordance with the UDC, the property will have to have access to a public right of way.

If you are not in agreement with any of the items stated above, please notify me in writing as soon as possible. We are proceeding with the platting of the property with these items in mind.

Thank you again for your assistance in this matter. Please call our office if I can answer any questions.

Sincerely,
Pape-Dawson Engineers, Inc.


Trey Marsh, P.E.
Engineering Manager

Attachments

cc: Robert Montgomery, Brinker International
John Krauss, Pape-Dawson

P:/54/15/00/WORD/LETTERS/011023A1.DOC

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

October 9, 1985

Mr. Pete Gomez
City of San Antonio
Zoning and Planning Department
P. O. Box 9066
San Antonio, Texas 78285

Re: Park 410 West

Dear Mr. Gomez:

Transmitted herein are five (5) copies of revisions to the June 14, 1985, Preliminary Overall Area Development Plan (POADP) for Park 410 West.

The POADP has been revised to reflect changes made to the phase layout and the proposed street right-of-way for Richland Hills Drive. It also incorporates intersection details. These intersection details are provided to show proposed left-hand turn lanes, and right-of-way transitions. Both of these revisions and additions have been made based upon recommendations by David Stietle, City of San Antonio Assistant Public Works Director, during a meeting between Mr. Stietle and me.

We ask that the Planning Department provide a new response indicating that the revised POADP is in general compliance with all requirements.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.


Dennis Hoyt, P.E.

Attachments

cc: David Stietle - Assistant Director of Public Works, City of San Antonio
Charles White - Gulf Management Resources

2282-01
L5-1.79/1.1

Michael Herrera

From: Rose Rangel
Sent: Thursday, December 11, 2003 4:18 PM
To: Michael Herrera; Andrew Spurgin; Brian Chandler; Diana Molina; Gregory Baker
Subject: Class Registration



Class Registration
Jan EPDP2.d...

Please mark your calendar for Date - January 17th

Thanks Rangel

Class Registration
E.P.D.P.
January 15 / 12:30 – 4:30
Location: 719 S. Santa Rosa
Municipal Records Facility
City Classroom

<u>Student Name</u>	<u>Department</u>
1) Daniel Gonzales	Community Initiatives
2) Leon Beverly	Community Initiatives
3) Chris Phillips	Community Initiatives
4) Shelia Anderson	Community Initiatives
5) Lynda Aguilar	Community Initiatives
6) Betty Gonzales	Community Initiatives
7) Margaret Armendariz	Community Initiatives
8) Williamina Holme	Community Initiatives
9) Brenda Aguinage	Community Initiatives
10) Tom Gonzalez	Health Department
11) Anthony Brooks	I.T.S.D.
12) Andrew Guajardo	Environmental Services
13) Jose Barrera	Environmental Services
14) Patricia Medellin	Environmental Services
15) Albert Martinez	Environmental Services
16) Jeff Caplan	Environmental Services
17) Felipe Ortiz	Environmental Services
18) Gerardo Perales	Environmental Services
19) Denise Saddler	Environmental Services
20) Gregory Baker	Planning
21) Michael Herrera	Planning
22) Andrew Spurgin	Planning
23) Diana Molina	Planning
24) Brian Chandler	Planning
25)	

NOTE: IF YOU WISH TO SEND SOMEBODY ON STAND-BY, ADVISE THEM THAT THEY CAN ONLY ATTEND IF ONE OF THE ABOVE LISTED PEOPLE DO NOT SHOW UP.

Michael Herrera

From: Todd Sang
Sent: Friday, February 23, 2001 10:29 AM
To: 'Gilmer Gaston'
Cc: Fernando DeLeon; Robert Opitz; John Friebele; Michael Herrera
Subject: Lowe's SH 151 & IH 410

Gilmer,

I've reviewed the Level 1 TIA you submitted for the Lowe's development out on 151 & 410.

This submittal does not follow the originally submitted POADP #107, which included several collector streets within the site.

Please contact Mike Herrera in the Planning Dept. for details on revising the POADP #107 or submit a new TIA with the originally planned street network.

Thank You

Todd Sang

Michael Herrera

Subject: Park 410 / SH 151 & IH 410 / Lowe's Plat#20000549
Location: 6th Floor Conf Rm B

Start: Wed 2/28/01 10:00 AM
End: Wed 2/28/01 11:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Required Attendees: Robert Opitz; Michael Herrera; Ernest Brown; Jesus Garza

Meet with Pape Dawson to discuss Lowe's property at Hwy 151 and IH 410 and the proposed street network system expected.

LETTER OF TRANSMITTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

Date <u>8-20-90</u>	Job No. <u>2884-00</u>
Attention <u>MR. WILLIE VANN</u>	
Re: <u>PARK 410 WEST UNIT 3</u>	
File:	
<input type="checkbox"/> 1.0 Correspondence <input type="checkbox"/> 2.0 Design <input type="checkbox"/> 3.0 Product of Service <input type="checkbox"/> 4.0 Construction	

TO CITY OF SAN ANTONIO PLANNING
DEPT.

#107

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Copy of letter
<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Samples
<input type="checkbox"/> Change Order		

COPIES	DATE	DESCRIPTION
<u>6</u>		<u>PARK 410 POADP</u>

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Submit _____ copies for distribution
<input checked="" type="checkbox"/> As requested	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Return _____ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> _____	
<input type="checkbox"/> FOR BIDS DUE _____		<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED 

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	6/7/85	Job No.	2282.01
Attention	Roy Romo		
Re:	Paule 410 West		

TO Planning Dept

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1		5	P.O.A.D.P. Paule 410 West

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Roy,

Dennis would like for you to review this POADP before you pass it on to the planning commission. If there are any obvious errors please give Dennis a call before forwarding it on. Thanks very much for your help.

COPY TO

File
DE —
DH —

SIGNED

Blice B. Mozgembka

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	5/23/85	Job No.	2282.00
Attention			
Re:	Park 410 West		

TO Planning Dept.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5		1	Park 410 West P.O.A.D.P.

RECEIVED
1985 MAY 23 PM 4:06
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☐ For review and comment ☐ _____
- ☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO

Charles White
File

SIGNED

(JOHN KRAUSE OR
Dennis Hoyt)
Buco Magyemila

CIVIL ENGINEERING CONSULTANTS

1747 Citadell Plaza, Suite 100
SAN ANTONIO, TX 78209

Phone 826-5371

LETTER OF TRANSMITTAL

DATE	5/1/84	JOB NO.	164
ATTENTION	EDDIE GUZMAN		
RE:	PARK 410 WEST		

TO CITY OF SAN ANTONIO
PLANNING DEPT.WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:☐ Shop drawings☒ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of letter☐ Change order☐ _____

COPIES	DATE	NO.	DESCRIPTION
4			POADP WITH REQUESTED REVISIONS

THESE ARE TRANSMITTED as checked below:

☒ For approval☐ Approved as submitted☐ Resubmit _____ copies for approval☒ For your use☐ Approved as noted☐ Submit _____ copies for distribution☒ As requested☐ Returned for corrections☐ Return _____ corrected prints☐ For review and comment☐ _____☐ FOR BIDS DUE _____

19 _____

☐ PRINTS RETURNED AFTER LOAN TO USREMARKS _____

COPY TO

fel

SIGNED:

[Signature]

CIVIL ENGINEERING CONSULTANTS

1747 Citadell Plaza, Suite 100
SAN ANTONIO, TX 78209

Phone 826-5371

LETTER OF TRANSMITTAL

TO CITY PLANNING DEPT.

DATE	4-16-84	JOB NO.	
ATTENTION	FERNANDO CUELLAR		
RE:	PARKE 410 WEST		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings
 ☒ Prints
 ☐ Plans
 ☐ Samples
 ☐ Specifications
☐ Copy of letter
☐ Change order
☐ _____

COPIES	DATE	NO.	DESCRIPTION
4	4-84		(4) BLUE LINE PRINTS OF P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

- ☐ For approval
 ☐ Approved as submitted
 ☐ Resubmit _____ copies for approval
☐ For your use
 ☐ Approved as noted
 ☐ Submit _____ copies for distribution
☐ As requested
 ☐ Returned for corrections
 ☐ Return _____ corrected prints
☒ For review and comment
☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

RECEIVED

APR 19 1984

DEPARTMENT OF PLANNING
Subdivision Section

COPY TO

FILE

SIGNED:

Deep M. Bulling